

ORDINANCE NO. 72 0914-H

AMENDED BY ORDINANCE
NO. 81 0115-A

AN ORDINANCE ORDERING A CHANGE IN USE AND HEIGHT AND AREA AND CHANGING THE USE AND HEIGHT AND AREA MAPS ACCOMPANYING CHAPTER 45 OF THE AUSTIN CITY CODE OF 1967 AS FOLLOWS:

- (1) A 6,630 SQUARE FOOT TRACT OF LAND, LOCALLY KNOWN AS 515 PEDERNALES; 2501 EAST 6TH STREET, FROM "E" INDUSTRIAL DISTRICT TO "C-2" COMMERCIAL DISTRICT; AND,
- (2) A 3.08 ACRE TRACT OF LAND, LOCALLY KNOWN AS 3000 SOUTH INTERREGIONAL HIGHWAY (I.H. 35); 1413-1433 ST. EDWARDS DRIVE, FROM FIRST HEIGHT AND AREA DISTRICT TO FIFTH HEIGHT AND AREA DISTRICT; AND,
- (3) A 1,519 SQUARE FOOT TRACT OF LAND, LOCALLY KNOWN AS 3214 EAST 19TH STREET, FROM "C" COMMERCIAL DISTRICT TO "C-2" COMMERCIAL DISTRICT; AND,
- (4) TRACT 1: A 15,000 SQUARE FOOT TRACT OF LAND, FROM "A" RESIDENCE, FIRST HEIGHT AND AREA DISTRICT TO "C" COMMERCIAL, THIRD HEIGHT AND AREA DISTRICT; AND,
TRACT 2: A 16 ACRE TRACT OF LAND, FROM "A" RESIDENCE, FIRST HEIGHT AND AREA DISTRICT TO "C" COMMERCIAL, SECOND HEIGHT AND AREA DISTRICT;
SAID PROPERTY BEING LOCATED AT THE NORTHEAST CORNER OF BEN WHITE BOULEVARD AND SOUTH LAMAR BOULEVARD; AND,
- (5) ALL OF SOUTHWIND ADDITION, SECTION 1; ALL OF SOUTHWIND ADDITION, SECTION 2; SAN JOSE VILLA SUBDIVISION; AND LOT 2, LORENA ADDITION, LOCALLY KNOWN AS 104-112 WALNUT DRIVE; 8504-8506 GEORGIAN DRIVE; 100-500 SAN JOSE STREET, FROM "A" RESIDENCE DISTRICT TO "MH" MOBILE HOME DISTRICT;
ALL OF SAID PROPERTY BEING LOCATED IN AUSTIN, TRAVIS COUNTY, TEXAS; SUSPENDING THE RULE REQUIRING THE READING OF ORDINANCES ON THREE SEPARATE DAYS; AND DECLARING AN EMERGENCY.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1: Chapter 45 of the Austin City Code of 1967 is hereby amended to change the USE and HEIGHT and AREA designations as follows:

- (1) From "E" Industrial District to "C-2" Commercial District on the property described in File C14-72-166, to-wit:

A 6,630 square foot tract of land, being all of that certain tract or parcel of land being a portion of Lot 6, Morsland Place, a subdivision in the City of Austin as recorded in Plat Book 3, Page 37, of the Plat Records of Travis County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at an iron pin set in the east right-of-way line of Pedernales Street at the intersection of the north right-of-way line of a 20 foot alley at the southwest corner of the above described Lot No. 6 for the southwest corner and Place of Beginning hereof;

THENCE with the east right-of-way line of Pedernales Street, N 23° 16' E for a distance of 75.65 feet to a point for the northwest corner hereof;

THENCE S 67° 00' E for a distance of 51.00 feet to a point in the east line of the said Lot 6 for the northeast corner hereof;

THENCE S 23° 16' W for a distance of 75.65 feet to an iron pin set in the north right-of-way line of the said 20 foot alley for the southeast corner hereof;

THENCE with the north right-of-way line of the said 20 foot alley and the south line of the said Lot 6, N 67° 00' W for a distance of 51.00 feet to the PLACE OF BEGINNING,

locally known as 515 Pedernales; 2501 East 6th Street, in the City of Austin, Travis County, Texas.

- (2) From First Height and Area District to Fifth Height and Area District on the property described in File C14-72-175, to-wit:

A 3.08 acre tract of land out of the Santiago Del Valle Grant in Travis County, Texas, and being part of a 10.61 acre tract as recorded in Volume 2614, Page 441 of the Travis County Deed Records and being more particularly described by metes and bounds as follows:

BEGINNING for reference at an iron pin at the most southeasterly corner of St. Edwards Court as shown on the plat of Oltorf Village, Section 2, as recorded in Book 19, Page 31 of the Travis County Plat Records, the following four (4) courses to the Point of Beginning:

- (1) N 46° 32' E 12.18 feet to an iron pin;
- (2) An arc distance of 24.26 feet along a curve to the right whose long chord bears S 87° 08' E 21.70 feet to an iron pin;
- (3) An arc distance of 125.98 feet along a curve to the left whose long chord bears S 50° 38' E 125.36 feet to an iron pin;
- (4) S 60° 28' E 58.00 feet to a Point of Beginning being in the most northwesterly corner of the herein described tract;

THENCE S 60° 28' E 235.30 feet along the south right-of-way of St. Edwards Drive to an iron pin;

THENCE an arc distance of 23.26 feet along a curve to the right whose long chord bears S 16° 03' E 21.00 feet to an iron pin on the west right-of-way of Interregional Highway 35;

THENCE S 28° 22' W 512.67 feet along the west right-of-way of Interregional Highway 35 to an iron pin; at the most southeasterly corner of this tract;

THENCE N 60° 28' W 250.00 feet along the north property line of Assumption Cemetery to an iron pin at the most southwesterly corner of this tract;

THENCE N 28° 22' E 536.37 feet to the POINT OF BEGINNING,
locally known as 3000 South Interregional Highway (I.H. 35); 1413-1433 St.
Edwards Drive, in the City of Austin, Travis County, Texas.

- (3) From "C" Commercial District to "C-2" Commercial
District on the property described in File C14-
72-176, to-wit:

A 1,519 square foot tract of land, same being out
of and a part of Lot 33 of the Resubdivision of
Lot 31, Encino Terrace, a subdivision of record in
Book 47, at Page 53, of the Plat Records of Travis
County, Texas, and being also a part of Tract B,
Fleming and Lewis Addition, a proposed subdivision
now on file with the City of Austin; and being
more particularly described by metes and bounds as
follows:

BEGINNING for reference at an iron pin on the north line of East 19th
Street, which point is the southwest corner of proposed Tract B, and from which
point the southwest corner of said Lot 33 bears S 79° 57' W 24.15 feet;

THENCE with the west line of Tract B, N 10° 12' W 135.00 feet to a
point in a line five (5.00) feet south of and parallel to the north line of Tract
B;

THENCE with the said line five (5.00) feet south of and parallel to
the north line of Tract B, N 79° 57' E 39.00 feet to the POINT OF BEGINNING and
northwest corner of this tract;

THENCE continuing with the line five (5.00) feet south of and parallel
to the north line of Tract B, N 79° 57' E 34.00 feet to the northeast corner of
this tract;

THENCE S 10° 03' E 44.67 feet to the southeast corner of this tract;

THENCE S 79° 57' W 34.00 feet to the southwest corner of this tract;

THENCE N 10° 03' W 44.67 feet to the POINT OF BEGINNING,

locally known as 3214 East 19th Street, in the City of Austin, Travis County,
Texas.

- (4) TRACT 1: From "A" Residence, First Height and Area
District to "C" Commercial, Third Height and Area
District on the property described in File C14-72-182,
to-wit:

A 15,000 square foot tract of land out of the Charles
H. Riddle Survey, in Travis County, Texas, and being
a portion of that certain 70.46 acre tract of land as
conveyed to Lynn Storm, by deed recorded in Volume 1881,

Page 440, of the Deed Records of Travis County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING for reference at an iron stake found at the most easterly corner of the said 70.46 acre tract of land being the most northerly corner of Lot 9, of the E. E. Dudley Subdivision, as recorded in Plat Book 5, Page 145, of the Plat Records of Travis County, Texas, and being the south line of Prather Lane;

THENCE with the east line of the said 70.46 acre tract, the following courses:

- (1) S 39° 14' W for a distance of 175.80 feet to an iron stake found;
- (2) S 39° 15' W for a distance of 694.28 feet to an iron stake found;
- (3) S 39° 34' W for a distance of 380.72 feet to an iron stake found;
- (4) S 39° 31' W for a distance of 274.33 feet to an iron stake found;

THENCE with the north line of Ben White Boulevard, N 60° 37' W for a distance of 531.25 feet and N 50° 45' W for a distance of 412.88 feet to a concrete monument found for the most southerly corner and Place of Beginning hereof;

THENCE continuing with the northerly line of Ben White Boulevard, N 29° 33' W for a distance of 100.00 feet to the most westerly corner hereof;

THENCE S 60° 27' E for a distance of 150.00 feet to the most northerly corner hereof;

THENCE S 29° 33' E for a distance of 100.00 feet to the most easterly corner hereof;

THENCE N 60° 27' W for a distance of 150.00 feet to the PLACE OF BEGINNING; and,

TRACT 2: From "A" Residence, First Height and Area District to "C" Commercial, Second Height and Area District on the property described in File C14-72-182, to-wit:

A 16 acre tract of land, in the City of Austin, Travis County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING for reference at an iron stake found at the most easterly corner of the said 70.46 acre tract of land being the most northerly corner of Lot 9, of the E. E. Dudley Subdivision, as recorded in Plat Book 5, Page 145, of the Plat Records of Travis County, Texas, and being in the south line of Prather Lane;

THENCE with the east line of the said 70.46 acre tract, the following courses:

- (1) S 39° 14' W for a distance of 175.80 feet to an iron stake found;
- (2) S 39° 15' W for a distance of 694.28 feet to an iron stake found;
- (3) S 39° 34' W for a distance of 380.72 feet to an iron stake found;
- (4) S 39° 31' W for a distance of 274.33 feet to an iron stake found in the north line of Ben White Boulevard;

THENCE with the north line of Ben White Boulevard, N 60° 37' W for a distance of 529.16 feet to an iron stake set for the most southerly corner and Place of Beginning hereof;

THENCE continuing with the north line of Ben White Boulevard, the following courses:

- (1) N 60° 37' W for a distance of 2.09 feet to a concrete monument found;
- (2) N 50° 45' W for a distance of 412.88 feet to a concrete monument found;
- (3) N 29° 33' W for a distance of 290.94 feet to a concrete monument found;
- (4) N 01° 31' E for a distance of 219.85 feet to a concrete monument found;
- (5) N 25° 49' E for a distance of 483.10 feet to a concrete monument found in the southeast right-of-way line of South Lamar Boulevard for a corner hereof;

THENCE with the southeast line of South Lamar Boulevard, along a curve to the left whose radius is 5,829.65 feet, and whose chord bears N 54° 42' E for a distance of 104.80 feet to an iron stake at the most westerly corner of an 11.40 acre tract of land for the most northerly corner hereof;

THENCE with the southwest line of the said 11.40 acre tract, S 38° 26' E for a distance of 651.78 feet to an iron stake at the most southerly corner of the said 11.40 acre tract of land for an inside corner hereof;

THENCE with the southeasterly line of the said 11.40 acre tract of land, N 51° 34' E for a distance of 348.76 feet to an iron stake set for a corner hereof;

THENCE S 60° 37' E for a distance of 201.92 feet to an iron stake set for the most easterly corner hereof;

THENCE S 39° 31' W for a distance of 1,085.93 feet to the PLACE OF BEGINNING,

locally known as the Northeast Corner of Ben White Boulevard and South Lamar Boulevard, in the City of Austin, Travis County, Texas.

- (5) From "A" Residence District to "MH" Mobile Home District on the property described in File C14-72-180, to-wit:

All of Southwind Addition, Section 1, according to a map or plat of record in Book 35, Page 34, of the Plat Records of Travis County, Texas; all of Southwind Addition, Section 2, according to a map or plat of record in Book 35, Page 46, of the Plat Records of Travis County, Texas; San Jose Villa Subdivision, according to a map or plat of record in Book 60, Page 99, of the Plat Records of Travis County, Texas; and Lot 2, Lorena Addition, according to a map or plat of record in Book 7, Page 90, of the Plat Records of Travis County, Texas,

locally known as 104-112 Walnut Drive; 8504-8506 Georgian Drive; and 100-500 San Jose Street, in the City of Austin, Travis County, Texas.

PART 2. It is hereby ordered that the USE and HEIGHT and AREA maps accompanying Chapter 45 of the Austin City Code of 1967 and made a part thereof shall be changed so as to record the change ordered in this ordinance.

PART 3. The rule requiring that ordinances shall be read on three separate days is hereby suspended and the necessity to allow expedient development of the land herein affected creates an emergency requiring that this ordinance become effective immediately; therefore, upon the final passage of this ordinance as required by law, this ordinance shall become effective immediately.

PASSED AND APPROVED

September 14, 1972

APPROVED:

D. R. B. with
City Attorney

ATTEST:

Key Butler
Mayor
Elin Harsley
City Clerk

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